

Mr Dave Cox
Matthew Lloyd Architects LLP
1 The Hangar
Perseverance Works
38 Kingsland Road
London
E2 8DD

Application Ref: **2016/0737/P**
Please ask for: **Jonathan McClue**
Telephone: 020 7974 **4908**

4 April 2016

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:
Bourne Estate Portpool Lane London EC1N 7UR

Proposal:
Details (section at 1:5) of projecting balconies including method of structural support as required by condition 24 (C) of planning permission 2012/6372/P (as amended by 2014/6181/P) dated 31/10/2013 (for mixed use development comprising two new buildings).
Drawing Nos: (PC.24-C.)001; 002 and 003.

The Council has considered your application and decided to grant approval.

Informative(s):

- 1 Reasons for approving the details.

The submitted details of the method of structural support for the projecting balconies are in keeping with the wording of the condition and have met the satisfaction of the Council's Conservation and Heritage Officer. The sections show that the supporting beams would be concealed within the balcony structure and the narrowing of the floor at the end should provide a more elegant appearance to the façade.



No objections were received prior to making this decision. The site's planning history and relevant appeal decisions were taken into account when coming to this decision.

Special regard has been given to the desirability of preserving or enhancing the character and appearance of the conservation area and the features of special architectural or historic interest of the listed buildings, under s.66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

As such, the proposed details are in general accordance with policies CS5 and CS14 of the London Borough of Camden Local Development Framework Core Strategy, and policies DP24, DP25 and DP26 of the London Borough of Camden Local Development Framework Development Policies.

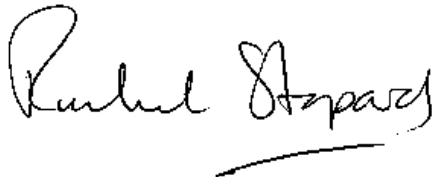
- 2 The applicant is advised that the following conditions associated with planning permission 2012/6372/P dated 31/10/2013 require the submission of further details: 7 (landscaping) and 26 (lighting to external facade).

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraphs 186 and 187 of the National Planning Policy Framework.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully

A handwritten signature in black ink, appearing to read 'Rachel Stopard', with a horizontal line underneath it.

Rachel Stopard
Director of Culture & Environment